

Houghton Area Mast Plan Citizens Review Committee (CRC) Meeting Summary, April 15, 2003

CRC members attending: Dale Calvert, Brent Davis, Sheila Enos, Margaret Fowler, Margie Hildebrand, Sandie Jacobson, Curtis Lueck, Linda Morales, Suzanne Miles, Peggy Nolty, Tony Novelli, Cathy Rex, Frank Salbego, Roy Schoonover, Betty Shinn, Phil Swaim, Michael Tone, Frank Wilczek, Michelle Zimmerman, Peter Backus, John Macko and Meg Weesner (for Sarah Craighead).

Technical Advisory Team members attending: Calvin Baker, Mark Crum, Carla Danforth, Glenn Hicks, Gregg Keller, Dan Larkin, Clementa Mannarelli, Steve Munsell, Sam Rugel, Frank Sousa, Laurel Parker, Frank Sousa, Steve Ellis (for Dan Larkin) and Frank Solis (for Captain Harper).

Staff attending: James Keene, Albert Elias, Roger Schneider, Maria Gayosso de Bends, Gary Oaks, Nicole Ewing, Barbara Hayes, Freda Johnson, Leslie Hunten, Mary Parker.

Freda Johnson of Rillito Consulting Group called the meeting to order at 6:30 p.m. She reviewed the meeting groundrules that had been developed by CRC members for their meetings. Albert Elias, Director of the Comprehensive Planning Task Force, gave a welcome. James Keene, Tucson City Manager, gave a presentation on "The Unique Opportunity the HAMP Presents", which contrasted some positive and negative aspects of Tucson features.

At 6:20 p.m., Timothy Rood, representative of Calthorpe Associates, gave a presentation on examples of master planning of communities in other cities. A brief question and answer session was held before a break. Issues raised during the question period included the need for connectivity in residential areas, the conflict between emergency access to homes and desires of residents to live on cul-de-sacs, bus rapid transit in the Houghton corridor, solar orientation and the need for recreational activities. Mr. Rood commented that people need to be educated regarding street patterns and connectivity. He said there needs to be two points of access for emergency services to any residential property. He added that street standards around the country are being examined regarding emergency services access. He said that, in his opinion, the Houghton area could be planned to accommodate future bus rapid transit. He said that there are definite benefits to solar orientation in design of subdivisions. With regard to recreational uses, he said that active ball fields are one aspect but general open space and small neighborhood parks are other important aspects.

The group re-convened for a committee meeting. Freda led a round of introductions, so that the CRC members could become familiar with the TAT members as resources. During the course of introductions, Laurel Parker of the Arizona Department of Transportation, distributed information about the Houghton Corridor Study. Next,

discussion on the Rood presentation was invited. Comments by CRC members are summarized below:

- Need more desert examples, to fit our environment.
- Excited about bus and transit possibilities as shown in animated video.
- Need to develop and consider during CRC discussion lists of pros/cons for all design ideas (such as roundabouts for traffic) so we can evaluate them for our purposes.
- Will expertise such as that provided by Calthorpe be available regularly to CRC? Roger responded that he would investigate options.
- Will there be permanent open space in HAMP? Roger responded that this is for the CRC to plan; he would provide models for consideration.
- What is the relationship between CRC and TAT? Roger responded that the TAT will be present upon request to answer questions, provide information and be a resource to CRC members.
- How will we use Calthorpe? Do we have an ongoing contract? Roger responded that Tim is a consultant, and there is the possibility of bringing him back for major points in development of HAMP for consultation.
- Can we get information on emergency services and their requirements such as road width? Roger responded that this information will be made available in the future.

The next item was a review of the field trip on the previous Saturday, April 12. Freda briefly summarized the sites seen, including Civano, Mesquite Village, Rita Ranch, and the vacant HAMP area, and the features that were emphasized, such as walkable neighborhoods, breakthrough paths, wall-lined streets, central recreation areas, etc. Comments were invited, yielding the following:

- “Well worth it.”
- “I was reminded of the size and diversity of the area.”
- “We still need topo maps.” (Staff said these are under development.)
- “I’m excited about the opportunity to preserve Esmond Station, but concerned about the ongoing vandalism.” (Roger responded that there had been a meeting earlier that day to discuss some protections for the area.)
- “How deep is the groundwater?” (An answer was given that it may be around 500 feet. Roger responded that information about depth to groundwater in the HAMP will be provided to the CRC.)

Next, Albert Elias announced that Roger Schneider is retiring from the City of Tucson and led a round of applause and appreciation for Roger’s work. Roger’s last day is May 2. Albert introduced Michael Wyneken as the project manager for the HAMP.

Freda previewed the agenda for the May meeting. There will be a presentation by a state land representative. The “homework assignment” photos will be presented in a montage. The interim policies that have been developed by the team and presented for Mayor and Council approval will be mailed out ahead, and discussed at the meeting. Lastly, if time allows, there will be an overview of the existing land use plan, which HAMP will replace ultimately.

Tony Novelli suggested that at a future meeting we watch a video on urban planning that documents a conference sponsored by the Development Center for Appropriate Technology in cooperation with the City of Tucson.

The meeting summary of the previous CRC meeting was brought up for comment and CRC members noted the following:

- Appreciation for the notebooks and cameras, and the clear focus of the agenda.
- Can we get summaries of the presentations tonight? Freda responded that some kind of summary would be provided.
- Is there a potential for email list serve service for CRC members, so they can communicate as a group between meetings? Tony Novelli suggested finding an already existing service. Staff responded that this would be investigated.
- Can a list of CRC and TAT members be provided for all, so people can contact each other? Roger responded that this would be provided.
- Where are the next meetings? Freda responded that this is still being worked out, but most likely at the Clements Center meeting room. A suggestion was made to investigate the Bear Canyon Library meeting room; however it closes at 8:00 PM and is only open two nights a week. Others suggested that the group meet in different areas of the project area.

Freda announced a call to the audience for questions and comments from guests at the meeting-. Chuck Boyer representing the Desert Mountain Bike Group spoke about Fantasy Island, a mountain biking area, and the volunteer group that maintains it. The area is in the middle of the HAMP. There are no other major recreation facilities in this area. Chuck would like what already exists to be considered in the new plans. Tony Novelli asked if the CRC could be provided information on this.

There was a request that the state land representative be prepared to answer previous requests for information about land that will possibly be auctioned.

There was an announcement by CRC member, Peter Backus, that an all-day seminar would be held April 25 to explore possibilities to protect rural lands by a local coalition of people. Presentations would be made by state land representatives, developers, and environmentalists. People were invited to contact Michelle Zimmerman at 298-0828 for more information.

Freda adjourned the meeting a little after 8:00 p.m.

N.B. Handouts at the meeting included a fact sheet about the HAMP (April 2003 Update), another fact sheet entitled City of Tucson Cost of Service/Development Impact Fee Study, a CRC Projected Meeting Schedule, and Response to Questions & Requests from March 11, 2003 CRC Meeting.